



NORTH PARK PLANNING COMMITTEE (NPPC) AGENDA

June 18, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

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All times listed are estimates only, an item may be heard earlier or later than the estimated time:

I. Parliamentary Items (6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report
2. Modifications to the NPPC Agenda
 - a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
 - b. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*
 - i. Urban Design/Project Review. Members present: Melissa Stayner, Aria Pounaki, Daniel Gebreselassie, Peter Hill, Robb Steppke, Tim Taylor, René Vidales.
 - 1) **Map Waiver at the Miss 3 Project (Process 3).** Map Waiver to create three (3) residential condominium units for a property currently under construction at 3718-3722 Mississippi Street. The site is located in the RM-1-1 Base Zone of the North Park Community Planning Area. PTS. 630433. Applicant: Lars Fredrik Gullberg.
SUBCOMMITTEE MOTION: To approve the map waiver for the properties on 3718, 37201, 2722 Mississippi Street due to the desirability of homeownership within the community for stability. The NPPC disagrees strongly with the practice of “Duel Tracking” which allows projects to initially be permitted as apartments and then entitled as condominium. This is a loss of opportunity for the input from the community at a time when it could have made a difference. Stayner/Steppke 6-1-0 (Gebreselassie)
 - ii. Public Facilities & Transportation. Members present: Steve Doster, Arash Kahvazadeh, Ernie Bonn, Daniel Gebreselassie Peter Hill, Rob Steppke, René Vidales.
 - 1) Capital Improvements Program (CIP) – Prioritization of Projects. Community Planning Groups are tasked to do outreach in May and June of 2019 and submit a list of prioritized projects to the Community Planners Committee and to the City by July 2 in order to be included in the 5-year plan. Projects were previously discussed at May and June PF&T subcommittee meetings. ***SUBCOMMITTEE MOTION: To recommend the following top 5 priorities for North Park in the Capital Improvement Program:***
 1. ***Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan***
 2. ***Roundabout or other feasible improvements at the El Cajon Blvd./Park Blvd./Normal St. intersection to include pedestrian and bicycle safety improvements***
 3. ***University Heights Library relocation to the Normal School Teachers Annex building***

4. *Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.*
 5. *Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents*
- 19 additional projects are recommended as low priorities and are described in an attached list. Vidales/Steppe 7-0-0*

3. **Agenda:** Adoption of the June 18, 2019 NPPC Agenda, if necessary
4. **Minutes:** Approval of the May14, 2019 Minutes
5. **Treasurer's Report:** Chelsi Sparti/Randy Wilde

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

III. **Announcements & Event Notices:** Limited to one minute each. (6:50 p.m.)

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Port of San Diego Master Plan Update (PMPU).** Several dates and locations starting at 5:30 p.m. As part of the 90-day review period for the Discussion Draft of the PMPU, the Port is hosting a series of events, titled - "The Future of San Diego Bay: A Community Discussion." More info at: <https://www.portofsandiego.org/pmpu>
3. **Hess Fest – Hess Brewing Anniversary Party.** June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
4. **Pure Water Day Open House.** June 22, 10 a.m. to 3 p.m. North City Water Reclamation Plant, 4949 Eastgate Mall, San Diego, CA 92121. Tours last approximately one hour and include an introductory presentation and a walking tour of the facility. At the end of the tour, participants have the opportunity to taste a sample of the purified water. RSVP at <https://apps.sandiego.gov/ereg/purewatersd/courses.php?grp=public>
5. **First Annual Scoop San Diego Ice Cream Festival.** June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30th St.
6. **Scoping Meeting for Transit Priority Area Housing and Infrastructure Incentive Program** Scoping Meeting for Preparation of Program Environmental Impact Report (PEIR), Wednesday, June 26 from 2 p.m. to 4 p.m. at the Mission Valley Library Community Room, 2123 Fenton Parkway, San Diego, CA 92108. The City is proposing a housing incentive program that includes an ordinance that would amend the San Diego Municipal Code to incentivize housing, construction, affordability, and supply, along with other related implementing actions. The purpose of the scoping meeting is to solicit public input on the scope and content of the PEIR. More info at: https://www.sandiego.gov/sites/default/files/nop_for_tpa_housing_program.pdf
7. **Normal School Property Visioning Workshop #2,** Thursday, June 27 at 6 p.m., Eugene Brucker Education Center Auditorium, 4100 Normal St., San Diego, CA 92103
8. **19th Annual Taste of Adams Avenue.** Saturday, June 30, 11 a.m. to 3 p.m. More than 48 participating establishments. More info at: www.tasteofadams.com
9. **Bird Park Summer Concerts.** July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>
10. **Mission Valley Community Plan Update Final Program Environmental Impact Report.** Available at: <https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents>

IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (6:55 p.m.)

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, jawad.albaghdadi@mail.house.gov
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 TRenner@sandiego.gov
5. **Elizabeth Ocampo Vivero,** 619-236-6301, EOcampo@sandiego.gov

- V. **Information Item:** (7:10 p.m.)
1. **SANDAG 2021 Regional Plan.** The San Diego Association of Governments (SANDAG) is meeting with organizations throughout San Diego County to present and discuss the bold new transportation vision for our region. Presenter: Muggs Stoll, SANDAG Director of Land Use and Transportation Planning and member of the 2021 Regional Plan leadership team. <https://www.sdfoward.com/about-san-diego-forward/developing-the-2021-regional-plan>

- VI. **Action Items:** (7:40 p.m., 8:15 p.m.)
1. **Right-of-Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5).** Right-of-Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue as shown on Map No. 526 located at 3605 Wilshire Terrace. The 0.14 site is in the RM-3-7 Base Zone of the North Park Community Planning Area. PTS 611694. Applicant: Shahriar Afshar. *SUBCOMMITTEE MOTION: To approve the Right-of-Way Vacation, Neighborhood Development Permit & Site Development Permit for 3505 Wilshire Terrace with the condition that the City reserve a portion of the vacation to be converted and improved as open space or pocket park for the enjoyment of the surrounding community, to connect pedestrians to Wilshire Terrace, and to be in compliance with the North Park Community Plan Policies RE-1.5 & RE-4.8 as it pertains to finding recreational opportunities for vacations of “paper streets”. Vidales/Taylor 5-2-0 (Hill and Pounaki voting no)*
 2. **SB 330.** This bill proposes to override local zoning laws to allow higher density housing construction in residential areas, particularly those near major transit hubs, job centers, and schools. They would also allow multi-family units on infill lots in single family zones. Item to be voted at June 25 CPC meeting.

- VII. **NPPC Reports** (8:25 p.m.)
1. **Chair’s Report**
 - a. **Awards for North Park projects**
 - b. **Community Planners Committee (CPC).** Tuesday, July 23, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Wireless Ordinance
 2. **Social Media.** Chelsi Sparti/Randy Wilde
 3. **NPPC Website Update.** Chelsi Sparti/Randy Wilde
 4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. **Urban Design/Project Review (UDPR):** Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Next meeting July 1, 2019
 - b. **Public Facilities & Transportation (PF&T):** Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting July 10, 2019
 5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz
 - b. Maintenance Assessment District. Matt Stucky
 - c. North Park Main Street. Steve Billings
 - d. Adams Avenue Business Association. Chelsi Sparti
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde
 - f. North Park Community Association. Peter Hill
 - g. University Heights Community Association. Randy Wilde
 - h. Florida Canyon Enhancement Planning (SD Canyonlands). Chelsi Sparti

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, July 16, 2019

IX. **Adjournment** (8:40 p.m.)

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- **For more info on any project, enter the SD Development Services PTS number in “Project ID” at <http://www.opensd.sandiego.gov/web/approvals/>
 - NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
 - To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
 - NPPC Chair: René Vidales info@northparkplanning.org
 - Urban Design/ Project Review Subcommittee Chair: Melissa Stayner or urbandesign@northparkplanning.org
 - Public Facilities & Transportation Subcommittee Chair: Steve Doster or publicfacilities@northparkplanning.org
 - Adams Avenue Business Association: www.adamsAvebusiness.com/
 - North Park Main Street: northparkmainSt.com/
 - “The Boulevard” El Cajon Boulevard Business Improvement Association: www.theboulevard.org
 - North Park Maintenance Assessment District: <http://npmad.org>
 - North Park Community Association: www.northparksd.org
 - University Heights Community Association (UHCA): www.uhsd.org